

18/00854/FUL

Applicant Mr & Mrs Ashton

Location 70 Studland Way West Bridgford Nottinghamshire NG2 7TS

Proposal Two storey and single storey rear extension.

Ward Compton Acres

THE SITE AND SURROUNDINGS

1. The application relates to a late 1980's two storey detached dwelling located on a corner plot with the highway running along the front and west side of the site. The dwelling is faced in light red brick with a concrete tile pitched roof. A 3.6 metre deep white uPVC conservatory adjoins the rear elevation. There is a 6.1 metre deep front drive and an 11.6 metre deep rear garden. The dwelling is set off the west (side) boundary by 3.9 metres. The rear garden is enclosed by a close boarded fence approximately 1.8 metre high which steps out from the west (side) elevation of the dwelling. Forward of the enclosed rear garden is an open area of grass between the west side wall of the dwelling and the highway. An approximately 2 metre wide verge runs between the west boundary of the site and the rear edge of the pavement.

DETAILS OF THE PROPOSAL

2. The application seeks planning permission for a single and two storey rear extension, both projecting 3.64 metres from the rear of the dwelling. The extension would measure 8.86 metres in width at ground floor level, the two storey element would measure 3.2 metres in width at first floor level with the west (side) wall in line with the west (side) elevation of the existing property. There would be two ground floor kitchen windows in the west (side) elevation of the extension (facing the side boundary with the road), ground floor rear facing windows and a first floor rear bedroom window.
3. The single storey element would have a monopitch roof measuring 2.3 metres to the eaves and 3.58 metres where it joins the rear wall of the dwelling, incorporating two roof lights. The two storey element would have a pitched roof forming a rear gable with an eaves height of 5.02 metres and a ridge height of 5.97 metres. The extensions would be faced in brick with a brown pantile roof, both to match the existing property.

SITE HISTORY

4. Application ref: 96/00671/FUL - Reposition boundary fence; position garden shed. Refused in 1996

REPRESENTATIONS

Ward Councillor(s)

5. One Ward Councillor (Cllr Wheeler) objects to the application, commenting that there is limited information on dimensions, however it is clear that there would be a significant impact on neighbouring properties and the street scene due to the massing of brickwork from the two storey extension. The extension would be overbearing.
6. One Ward Councillor (Cllr Phillips) objects to the application, commenting that the rear of the neighbour at 68 Studland Way is northwest facing, therefore receiving little sunlight. The proposed single storey extension would be 0.89 m from the boundary fence with a maximum height of 3.58 metres which would cause unacceptable overshadowing of No. 68. The proposed two storey extension would add to the overshadowing of this property. The proposed two storey extension would add a further 3.64 metre length of brick wall to the existing. This continuous two storey brick wall would be overbearing and not in keeping with other properties in the area.

Statutory and Other Consultees

7. None received

Local Residents and the General Public

8. Four objections have been received with the comments summarised as follows:
 - a. The two storey extension would have a significant visual impact. The size of the extension and brickwork would be disproportionate and out of character with the surrounding area. The proposal would increase the road side elevation by circa 50%, resulting in a continuous mass of brickwork.
 - b. The proposed extensions would be overbearing in size and scale given the proximity to 68 Studland Way.
 - c. The single storey extension would run a quarter of the length of the rear garden to No. 68, resulting in a sense of enclosure and shadowing with a circa 25% loss of sunlight during the brightest part of the day and evening.
 - d. The two storey extension would be less than 6 metres from the boundary with No. 68, resulting in the view of a two storey high brick wall where there is currently an unobstructed view of the sky.

PLANNING POLICY

9. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy and the 5 saved policies of the Rushcliffe Borough Local Plan 1996. Other material planning considerations include the National Planning Policy Framework (NPPF) and the Rushcliffe Borough Non-Statutory Replacement Local Plan (2006).

Relevant National Planning Policies and Guidance

10. The relevant national policy considerations for this proposal are those contained within the National Planning Policy Framework (NPPF) and the proposal should be considered within the context of a presumption in favour of sustainable development as a core principle of the NPPF. The proposal falls to be considered under section 7 of the NPPF in terms of promoting good design, particularly the criteria outlined in paragraph 58 of the NPPF. Development should function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development. In line with NPPF paragraph 64, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Relevant Local Planning Policies and Guidance

11. The Rushcliffe Local Plan Part 1: Core Strategy reinforces the need for a positive and proactive approach to planning decision making that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The proposal falls to be considered under Policy 10 (Design and Enhancing Local Identity) of the Core Strategy. Development should make a positive contribution to the public realm and sense of place, and should have regard to the local context and reinforce local characteristics. The development should be assessed in terms of the criteria listed under section 2 of Policy 10, and of particular relevance to this application are 2(b) whereby the development should be assessed in terms of its impacts on neighbouring amenity; 2(f) in terms of its massing, scale and proportion; and 2(g) in terms of assessing the proposed materials, architectural style and detailing.
12. None of the saved policies from the 1996 Local Plan apply to this application.
13. Whilst not a statutory document, the policies contained within the Rushcliffe Borough Non-Statutory Replacement Local Plan should be given weight as a material consideration in decision making. The proposal falls to be considered under the criteria of Policy GP2 (Design and Amenity Criteria) of the Rushcliffe Non-Statutory Replacement Local Plan, specifically GP2(d) whereby the development should not have an overbearing impact on neighbouring properties, nor lead to a loss of amenity. The scale, density, height, massing, design and layout of the proposal all need to be carefully considered, and should not lead to an over-intensive form of development.

APPRAISAL

14. The main considerations raised in the consultee responses relate to the impact of the proposed two storey rear extension on the character of the street scene, and the impact of both extensions on the amenity of the neighbour at 68 Studland Way.
15. The proposed two storey extension would project from the rear of the property to the same extent as the existing conservatory. Whilst the dwelling is located on a corner plot, the west side wall is set back approximately 6.5 - 7 metres from the highway to the side. The open area to the side of the

dwelling (between the boundary fence and the highway) would be retained. The rear garden is enclosed by a circa 1.8 metre high fence and the extension would be set back 3.9 metres from the existing side boundary fence. The ridge height of the two storey element would be below that of the existing property, and thereby subservient to the host property. Given the set back from the highway, it is not considered that the extension would result in an overly dominant development in the street scene or that there would be a loss of openness to this corner of Studland Way.

16. The proposed rear extension would be approximately 21 metres from the opposite neighbour to the west at 31 Studland Way. There would not be an overbearing impact or loss of light to this neighbour.
17. In terms of the amenities of 68 Studland Way, the proposed single storey rear extension would be set off the common boundary by 0.89 metres. This neighbouring property is set back from the boundary to a similar degree and set back slightly relative to the application property. The proposed single storey extension would be fairly modest in scale, projecting approximately 2.8 metres beyond the rear wall of this neighbouring property. It would be comparable in size to other rear extensions/conservatories on Studland Way. The proposed two storey element would be set back 6.5 metres from the boundary with No. 68. It is not considered that either extension would have an overbearing or overshadowing impact on this neighbour.
18. The neighbour to the rear has a blank side gable facing the site. The proposed two storey rear extension would not have a direct overlooking impact on this neighbour.
19. A usable rear garden space of 108 square metres would be retained to the rear of the proposed extensions, in addition to a 3.9 metre wide strip of land between the proposed side extension and the side boundary. The proposal would retain sufficient private rear garden space as not to result in an over-intensive development of the site.
20. Under permitted development rights, the property could be extended to the rear with a single storey extension projecting 4 metres from the rear elevation (8 metres through the prior approval procedure), up to a height of 4 metres, subject to certain criteria being met. Similarly, a two storey extension which projects 3 metres from the rear wall of the original dwelling could be constructed under permitted development rights, again subject to certain criteria being met. This represents a 'fall back' position and would be a material planning consideration in the determination of this application.
21. The application was not the subject of pre-application discussions. The scheme is, however, considered acceptable and no discussions or negotiations with the applicant or agent were considered necessary, resulting in a recommendation to grant planning permission.

RECOMMENDATION

It is **RECOMMENDED** that planning permission be granted subject to the following condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan & Block Plan, and Existing & Proposed Plans, received on 11 April 2018.

[For the avoidance of doubt and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan].

3. The extensions hereby permitted shall be constructed in suitable facing and roofing materials to match the elevations of the existing property.

[To ensure the appearance of the development is satisfactory and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan].